ARTICLE 40

SEC. 21-40 REGULATIONS FOR THE PARKING OR "P" COMBINING DISTRICT.

- **40.1 Purpose:** To provide for alternative parking standards in established commercial areas.
- **40.2 Applicability**: This district may be combined with the "C1", "C2", and "C3" districts. Areas which qualify for the "P" combining district must possess one or more of the following characteristics:
 - (a) Areas identified as central business districts which are characterized by zero (0) setback building lines and inadequate on-site parking.
 - (b) Areas near or adjacent to publicly-owned parking lots open to the public.
 - (c) Properties which are proposing to contribute to a fund to provide community parking facilities.
- **40.3 Alternative parking standards:** Parking requirements in the "P" combining district may be adjusted from Article 46 by approval of a minor use permit, using any of the following methods:
 - (a) Uses which front on a street which has angled parking directly in front of the property may include those spaces as providing required parking, at a ratio of one space per ten (10) feet of property frontage or one (1) space per twenty (20) feet of occupancy frontage for streets with parallel parking. For properties which possess more than one use, this ratio shall be calculated using occupancy frontage.
 - (b) Uses which are within five hundred (500) feet of a community parking lot or parking lot open to the public may reduce the amount of required on-site parking at the rate of one (1) space per ten (10) spaces located in the community parking lot.
 - (c) Where a community parking district has been established through the Streets and Highways Code for an area, a proposed use may contribute funds to provide community parking in lieu of on-site parking, provided that at least fifty (50) percent of the required parking be located on-site, or consistent with 40.3(a) and (b).
- **40.4 Implementation:** In approving a minor use permit to allow alternative parking standards allowed by this Article, the review authority may impose conditions relative to landscaping, installation of street improvements, sidewalks, or other necessary conditions to insure the adjustment does not result in any special privilege.